

MEETING RESULTS

The results of the Somerville Planning Board meeting for **Wednesday, June 16, 2004** are as follows:

Review of cases for the Zoning Board of Appeals:

237 Holland Street: (Applicant: Jean Mei Chun Yee; Owner: Lora Lee Nemrow; Agent: Mark O'Connor, Esq.) The Applicant seeks a special permit with design review to establish a juice bar, tea and coffee shop (SZO §7.11.10.2.1.a). The Applicant also requires a special permit for relief from the required five off-street parking spaces (9.13.a). Neighborhood Business (NB) zoning district.

RECOMMENDED APPROVAL WITH CONDITIONS (3-0, JOE FAVALORO AND ELIZABETH MORONEY ABSENT)

30 Inner Belt Road: (Applicant: Richard Halverson, Campanelli Companies; Owner: AMB Property Corporation) The Applicant seeks a special permit with site plan review to establish a laundry or dry-cleaning processing center of 118,000 S.F. (SZO §7.11.12.1.c). Industry A (IA) zoning district.

RECOMMENDED APPROVAL WITH CONDITIONS (5-0)

Planning Board Public Hearings:

1. A public hearing will be held by the Somerville Planning Board on **Wednesday, June 16, 2004 at 6:00 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA. The purpose of the hearing will be to receive public comments concerning:

561 Windsor Street: (Applicant: Omnipoint Holdings Inc.; Owner: Millers River Realty Trust of 561 Windsor St.; Agent: Adam Braillard) The Applicant seeks a special permit to install and operate a wireless communications facility (SZO §7.11.15.3). Industrial Park (IP)/PUD-B Overlay zoning district.

SPECIAL PERMIT APPROVED WITH CONDITIONS (5-0)

2. The City of Somerville Planning Board will hold a public hearing on the following matter on **Wednesday, June 16th, 2004 at 6:30 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA:

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking a Special Permit with Site Plan Review-A for a use accompanying a Retail Priority Permitted Use (pursuant to the requirements of §6.4.9, §6.4.10 and §5.3 of the SZO), in order to construct four buildings with accessory underground and surface parking. In the aggregate, the four buildings

would contain approximately 41,900 square feet of retail space, 59,800 square feet of office space and 239 units of housing. The Applicant is also requesting a special permit under §9.13.c of the SZO in order to allow a driveway on one lot to lead to a parking space or loading bay on another lot, and to allow a driveway to straddle the lot line and serve a parking space or loading bay on two or more lots. A second special permit under §9.13.d is being requested by the Applicant to allow parking spaces to be located on a separate lot, which may be in separate ownership. This application is also subject to linkage requirements under §15.2 of the SZO as well as Inclusionary Housing requirements under §13.2 of the SZO.

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3. The City of Somerville Planning Board will hold a public hearing on the following matter on **Wednesday, June 16th, 2004 at 6:30 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA:

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking a Special Permit with Site Plan Review-A (§6.4.5.A), in order to construct a restaurant (other than fast order food) comprising 7,500 square feet of gross floor area, with all operations conducted entirely within the building.

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4. The City of Somerville Planning Board will hold a public hearing on the following matter on **Wednesday, June 16th, 2004 at 6:30 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA:

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking site plan approval (§8.8 & §5.4), in order to subdivide an approximately 26.5 acre parcel of land into nine individual parcels, ranging in size from approximately 0.17 acres to 20.55 acres.

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Planning Board Public Meeting:

The City of Somerville Planning Board will hold a public meeting pursuant to M.G.L.A. c.39, §23A and §23B on the following matter on **Wednesday, June 16th, 2004 at 6:30 p.m.** in the Aldermanic Chambers on the Second Floor of Somerville City Hall, 93 Highland Avenue, Somerville, MA:

133 Middlesex Avenue: Assembly Square Mixed-Use District (ASMD) zoning district, Waterfront Overlay District (WOD), and a Planned Unit Development - A (PUD-A) overlay zoning district: The Applicant and Owner, Assembly Square Limited Partnership, is seeking Site Plan Approval-A for a Retail Priority

Permitted Use (pursuant to the requirements of §6.4.5.B, §6.4.10 and §6.4.11 of the SZO), in order to renovate and re-tenant vacant spaces within the former Assembly Square Mall. Each of the proposed re-tenanted spaces would be no greater than 75,000 gross square feet. If required, the Applicant is also requesting a waiver under §6.4.12 of the SZO from the requirements for compact parking as set forth in §6.4.10.E.3)a)i.

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